

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: APRIL 18, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

TENTATIVE MAP

TMP-18239 - PUBLIC HEARING - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST - Request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres adjacent to the southeast corner of Decatur Boulevard and Smoke Ranch Road (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development -12 Units Per Acre) Zone], Ward 5 (Williams). The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal Letter filed by Kummer, Kaempfer, Bonner, Renshaw and Ferrario

Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
 None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes and indicated there were some significant changes to the site plan. The product has been revised from three stories to two stories; the open space requirement is now met; and the density has been reduced. He noted that the commitment has been kept in working with Sergeant Dunn

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during the development of this process, as requested. MR. GRONAUER respectfully requested approval.

DON DOERING, 4324 Mark Avenue, expressed concern about the repeated changes on this proposal. He is under the impression that new codes are going to take effect soon, relative to the installation and the setbacks. The product is still extremely dense with very small lots. He requested an additional reduction in the density, as that is his main concern. MR. DOERING thanked individuals for working with him and addressing his concerns.

MAYOR GOODMAN declared the Public Hearing closed.

